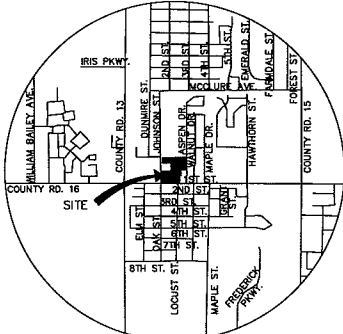


# FREDERICK EPISCOPAL CHURCH ZONING AMENDMENT MAP

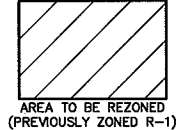
LOCATED IN THE SW 1/4 OF SECTION 30,  
T2N, R67W OF THE 6TH P.M.,  
TOWN OF FREDERICK, WELD COUNTY, COLORADO

STEPHEN V. SILER  
RECEPTION NO. 3151059  
UNINCORPORATED WELD COUNTY  
COUNTY ZONING A (AGRICULTURAL)



VICINITY MAP

## LEGEND



RIGHT-OF-WAY LINE  
LIMITS OF REZONING LINE  
SECTION LINE  
CENTERLINE OF RIGHT-OF-WAY LINE  
LOT LINE  
SECTION CORNER

OWNER  
FIRST STREET FREDERICK, L.L.C.  
1300 WASHINGTON STREET  
DENVER, CO 80203

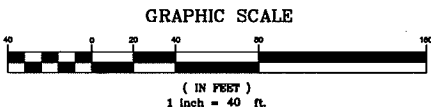
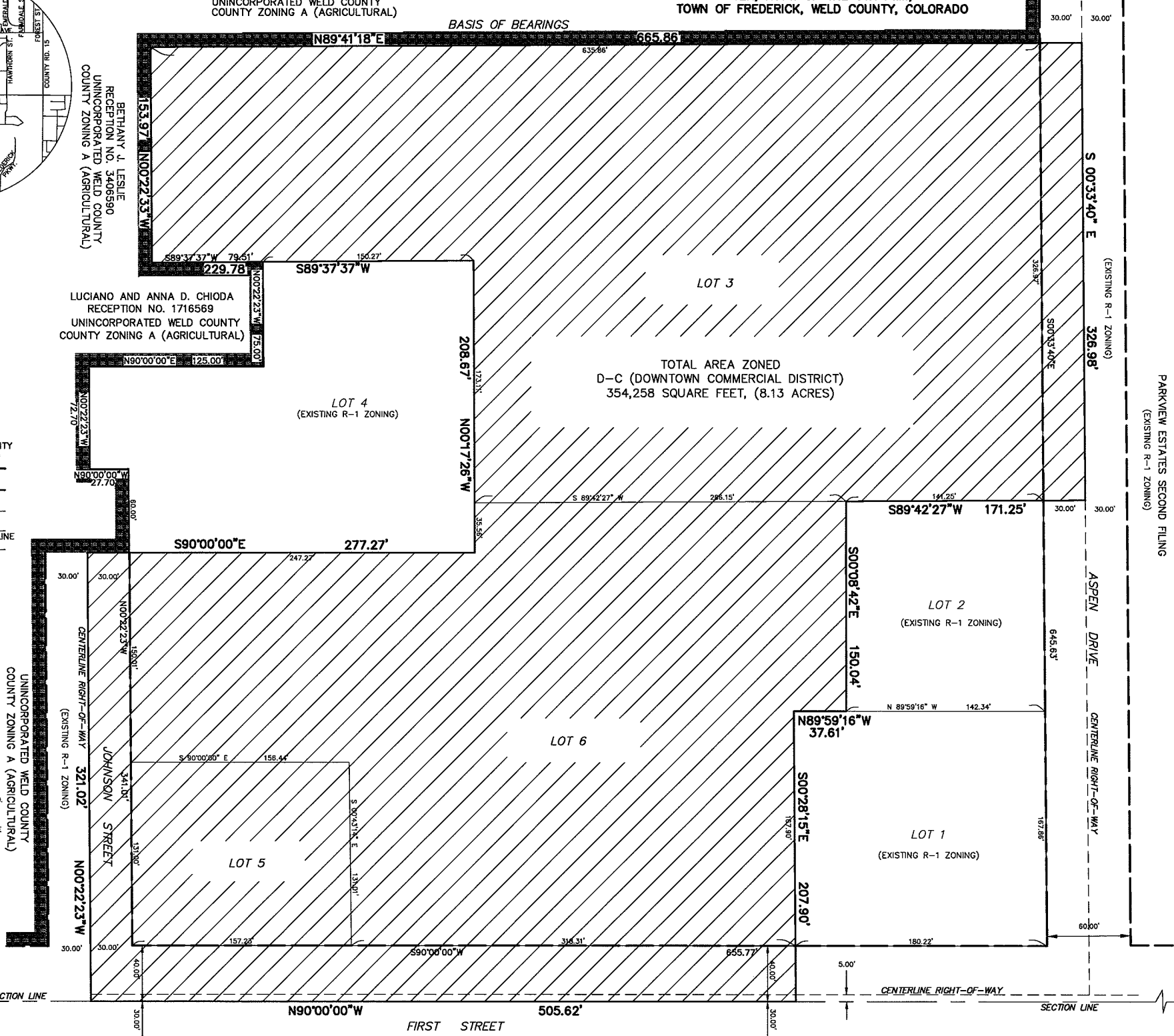
CONSULTANTS  
TRUE POSITION LAND SURVEYING  
951 EAST 8TH AVE.  
BROOMFIELD, CO 80020  
(720) 566-0466

## NOTES

- PLAT INFORMATION WAS TAKEN FROM THE EYEZICH MINOR SUBDIVISION PLAT, RECORDED SEPTEMBER 26, 2005 AS RECEPTION NO. 3325848 OF THE RECORDS OF WELD COUNTY, COLORADO.
- BEARINGS HEREON SHOWN ARE BASED UPON THE RECORDED PLAT OF THE EYEZICH MINOR SUBDIVISION RECORDED SEPTEMBER 26, 2005 AS RECEPTION NO. 3325848 OF THE RECORDS OF WELD COUNTY, COLORADO.
- THE PURPOSE OF THIS MAP IS TO MAKE A GRAPHIC REPRESENTATION OF THE LAND AREA ENCOMPASSED BY THE FREDERICK EPISCOPAL ZONING AMENDMENT. THIS MAP IS NOT TO BE CONSTRUED AS A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.

BETHANY J. LESLIE  
RECEPTION NO. 3406590  
UNINCORPORATED WELD COUNTY  
COUNTY ZONING A (AGRICULTURAL)

LUCIANO AND ANNA D. CHIODA  
RECEPTION NO. 1716569  
UNINCORPORATED WELD COUNTY  
COUNTY ZONING A (AGRICULTURAL)



ORIGINAL TOWN OF FREDERICK  
(EXISTING R-1 ZONING)

## Certificate of Ownership.

Know all men by these presents that First Street Frederick, L.L.C., being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, have caused an amendment to the official zoning map of the Town of Frederick to be prepared for said land to show how the lot, parcel or tract will be developed. The land is more particularly described as follows:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, EYEZICH MINOR SUBDIVISION, RECORDED SEPTEMBER 26, 2005 AS RECEPTION NO. 3325848 OF THE RECORDS OF WELD COUNTY, COLORADO, THENCE N89°41'18"E, 655.85' ALONG THE NORTH LINE AND NORTH LINE EXTENDED EASTERLY OF SAID LOT 3 TO THE CENTERLINE OF ASPEN DRIVE; THENCE S00°33'40"E, 326.98' ALONG THE CENTERLINE OF SAID ASPEN DRIVE TO THE NORTH LINE EXTENDED EASTERLY OF LOT 2 OF SAID EYEZICH MINOR SUBDIVISION; THENCE S89°42'27"W, 171.25' ALONG THE NORTH LINE EXTENDED EASTERLY AND THE NORTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF; THENCE S00°08'42"E, 150.04' ALONG THE WEST LINE OF SAID LOT 2 TO THE TO THE SOUTHWEST CORNER THEREOF; THENCE N89°59'16"W, 37.61' ALONG THE NORTH LINE OF LOT 1 OF SAID EYEZICH MINOR SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE S00°28'15"E, 207.90' ALONG THE EAST LINE AND THE EAST LINE EXTENDED SOUTHERLY OF SAID LOT 1 TO THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.; THENCE N90°00'00"W, 505.62' ALONG SAID SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 30 TO THE CENTERLINE OF JOHNSON STREET; THENCE N00°22'23"W, 321.02' ALONG THE CENTERLINE OF SAID JOHNSON STREET TO THE SOUTH LINE EXTENDED WESTERLY OF LOT 4 OF SAID EYEZICH MINOR SUBDIVISION; THENCE S90°00'00"E, 277.27' ALONG SOUTH LINE EXTENDED WESTERLY AND THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF; THENCE N00°17'26"W, 208.67' ALONG THE EAST LINE OF SAID LOT 4 TO THE NORTHEAST CORNER THEREOF; THENCE S89°37'37"W, 229.78' ALONG THE NORTH LINE OF SAID LOT 4 AND THE SOUTHERLY LINE OF SAID LOT 3 TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE N00°22'33"W, 153.97' ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

Thus described tract contains 8.13 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record, do hereby amend the official zoning map of the Town of Frederick, Weld County, Colorado as depicted hereon, subject to approval by the Board of Trustees of the Town of Frederick.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

First Street Frederick, L.L.C. Manager

State of Colorado } ss  
County of }

The foregoing certificate of ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness My Hand and Seal

My commission expires  
Notary Public

## Planning Commission Certificate:

Approved by the Frederick Planning Commission with Planning Commission Resolution  
20\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

Planning Commission Secretary

## Certificate of Approval by the Board of Trustees:

This amendment to the official zoning map is to be known as the Frederick Episcopal Zoning Amendment Map and is approved and accepted by Ordinance No. \_\_\_\_\_ passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on \_\_\_\_\_, 20\_\_\_\_. All conditions, terms, and specifications designated or described herein shall be binding on the owner, its heirs, successors, and assigns.

Mayor

Attest:

Town Clerk

## Surveying Certificate.

I, Kim A. Albers, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Zoning Amendment Map shown hereon is a correct delineation of the above described parcel of land.

I further certify that this map and legal description were prepared under my personal supervision on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_ (Seal)  
Kim A. Albers  
Colorado Registered Professional  
Land Surveyor No. 25614

TRUE POSITION LAND SURVEYING		
951 East 8th Ave., Broomfield, CO, 80020 Phone: (720) 566-0466 trueposition@tds.com		
DATE 10/8/2008	DRAWN BY: KAA	JOB NO. FEC 0101
SCALE: 1" = 40'	CHECKED BY: KSA	DRAWING NO.: 001
REVISIONS - DATE/BY:	REVISIONS - DATE/BY:	REVISIONS - DATE/BY:
12/8/2008 - KAA	1/15/2009 - KAA	